

# SECOND AVENUE

FARLINGTON | PORTSMOUTH | PO6 1JU

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£360,000

FREEHOLD

- Semi-Detached Bungalow with Two Bedrooms
- Re-Fitted Kitchen/Dining Room
- Bright and Airy Living Room
- Garden Room - Recently Extended
- Generous Southerly Facing Rear Garden
- Driveway offering Ample Off Road Parking
- Garage - 16'1 x 7'11.
- Conveniently Situated to Local Amenities and Schools



## In Brief

We are delighted to offer for sale, this **SEMI DETACHED BUNGALOW** situated on a generous plot and located in a popular residential road, close to local shops, a lovely recreational park, A3M/M27 commuter links as well as being in catchment for both Solent and Springfield schools. The good sized **SOUTHERLY FACING REAR GARDEN** can be accessed via the **NEWLY FITTED KITCHEN** and also the bright and cosy **GARDEN ROOM**, which has been recently added by the current owners. Benefiting from Ample Off Road Parking and Garage, the property briefly comprises:- Entrance Door leading into Reception Hallway, Re-fitted Kitchen with built-in Oven, 5 Ring Hob and Microwave, Living Room which leads into the Garden Room with Triple Pane Glazed Doors overlooking the rear garden, Fully Tiled Bathroom with feature 'Roca' style combined WC and Basin, and Two Double Bedrooms to the front elevation. There is a driveway approach to the front of the property leading to the garage - 16'1 x 7'11. The substantial Rear Garden is laid to lawn, enclosed by panel fencing and has a lovely decked area at the end which provides a perfect space for relaxing and enjoying the secluded setting. We would advise an early call to the office to arrange your viewing.

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## KEY FACTS

Council Tax Band - D

EPC - C

Approximate Internal Area - 802 Sq Ft.



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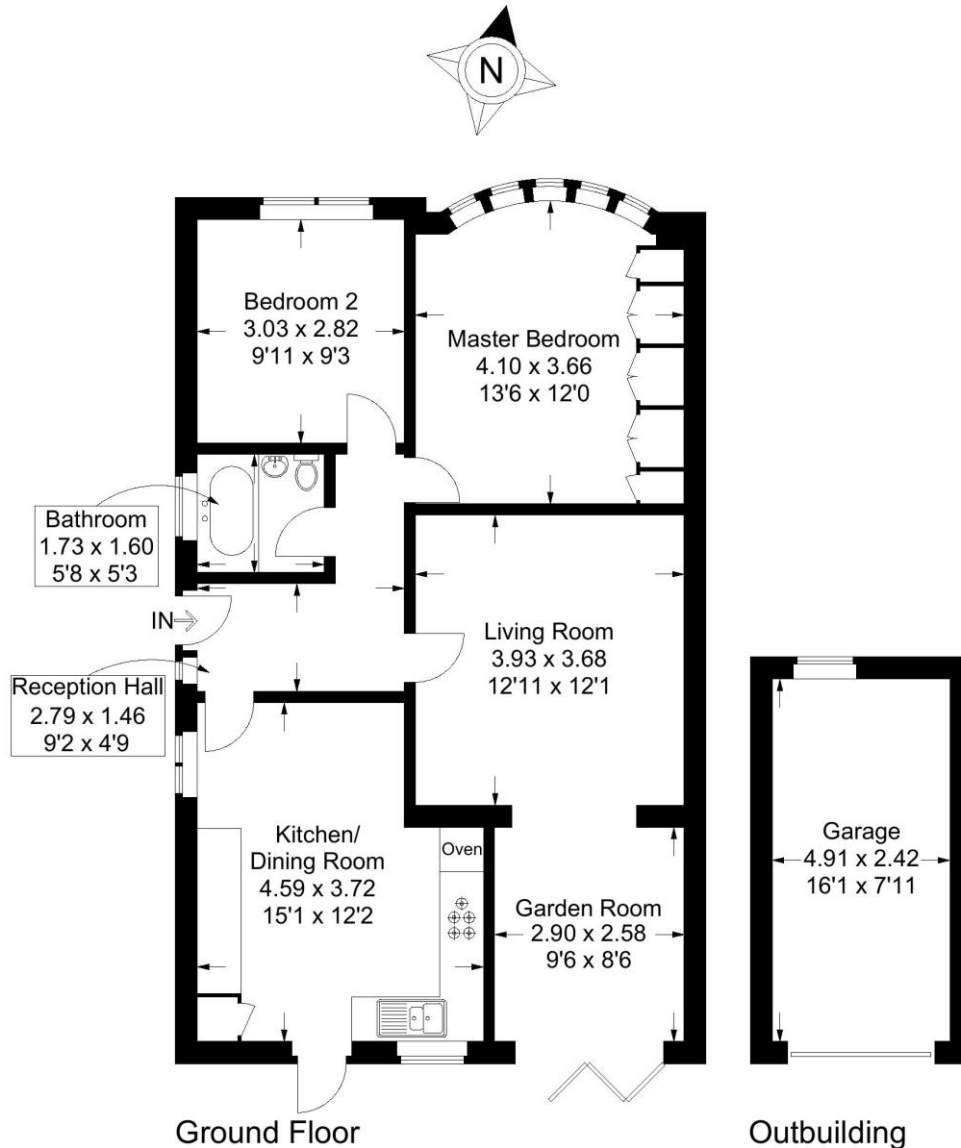


## Second Avenue, Farlington

Approximate Gross Internal Area = 74.5 sq m / 802 sq ft

Outbuilding = 12.2 sq m / 131 sq ft

Total = 86.7 sq m / 933 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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